

CITY OF SAN ANTONIO

Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

December 21, 2004
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Robert R. Robbins – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session briefing by staff to discuss zoning case recommendations and other items for consideration on agenda for December 21, 2004, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. **ZONING CASE NUMBER Z2004265:** The request of Randy Schumacher, Applicant, for Monterey Adair, Owner(s), for a change in zoning from "R-6" ERZD Residential Single-Family Edwards Recharge Zone District to "C-3NA" ERZD General Commercial District, Nonalcoholic Sales Edwards Recharge Zone District on Lot P-4F, NCB 15671, 18581 Redland Road. (Council District 9)
7. **ZONING CASE NUMBER Z2004270:** The request of Gamez Family Partnership, Ltd., Applicant, for Gamez Family Partnership, Ltd., Owner(s), for a change in zoning from "R-6" ERZD Residential Single-Family Edwards Recharge Zone District to "C-2NA" ERZD Commercial Edwards Recharge Zone Nonalcoholic Sales District on 6.8317 acres out of NCB 15671 and CB 4952, 18851 Redland Road. (Council District 9)

8. **ZONING CASE NUMBER Z2004272 C:** The request of Brown, P. C., Applicant, for Pacific Logistic, L. P., Owner(s), for a change in zoning from “FR” Farm and Ranch District to “MI-1” C Mixed Light Industrial District with Conditional Use for a Cold Storage Plant on Lots 1 through 5 and 66 through 70, Block 9; Lots 1 through 8, Block 3; and Lots 1 through 16 and North 1/2 of Lots 39 through 54, Block 8; of CB 5162. Property generally located south of Southton Road and to the east and west of Center Road. (Council District 3)

- A. Finding of consistency with Master Plan
- B. Recommendation on zoning change request

ZONING CASE NUMBER Z2004287 C: The request of James A. Donnell, D. D. S., Applicant, for James A. Donnell, D. D. S., Owner(s), for a change in zoning from “R-5” C Residential Single-Family District to “R-5” C Residential Single-Family District with a Conditional Use for a Professional Office on Lot 26, Block 17, NCB 6260, 111 Cumberland Boulevard. (Council District 5)

- A. Finding of consistency with Master Plan
- B. Recommendation on zoning change request

9. **ZONING CASE NUMBER Z2004288:** The request of Gallagher Headquarters Ranch Development, LLC, Applicant, for Concord Oil Company, Owner(s), for a change in zoning from H “IDZ” HS Historic Infill Development Zone with uses permitted in “C-2” Commercial District and a hotel with related bar, restaurant and health club services with Historic Significance to H “IDZ” HS Historic Infill Development Zone with uses permitted in “MF-25” Multi-Family District, “C-2” Commercial District and a hotel with related bar, restaurant and health club services with Historic Significance on Lots 1 through 9 and the southeast 86 feet of Lots 12 through 18, Block 1, NCB 747, 323 West Johnson Street and 1118 and 1120 South Alamo Street. (Council District 1)

- A. Finding of consistency with Master Plan
- B. Recommendation on zoning change request

10. **ZONING CASE NUMBER Z2004290 S:** The request of Southern Towers Inc, Applicant, for CWS Retail on Austin Highway, Ltd., Owner(s), for a change in zoning from “C-2” Commercial District to “C-2” S Commercial District with Specific Use Authorization for a telecommunications tower on 0.057 acres out of NCB 8695, 1433 Austin Highway. (Council District 10)

- A. Finding of consistency with Master Plan
- B. Recommendation on zoning change request

11. **ZONING CASE NUMBER Z2004142:** The request of Ricardo Gonzalez, Applicant, for Ricardo Gonzalez, Owner(s), for a change in zoning from “R-6” Residential Single Family District to PUD “R-6” Planned Unit Development Residential Single-family District on P-30, NCB 16977, 12707 George Road. (Council District 8)

12. **ZONING CASE NUMBER Z2004255 C:** The request of Antonia C. Ramos, Applicant, for Antonia C. Ramos, Owner(s), for a change in zoning from “R-5” Residential Single-Family District to “R-5” C Residential Single-Family District with a Conditional Use for Multi-Family Dwellings with a Maximum Density of 16 Units Per Acre on Lots 45 and 46, Block 14, NCB 8870, 212 North San Gabriel. (Council District 5)
13. **ZONING CASE NUMBER Z2004180:** The request of Earl & Associates, P. C., Applicant, for Lakeside Properties, Ltd., Owner(s), for a change in zoning from “C-3R” Restrictive Commercial District to PUD “R-5” Planned Unit Development Residential Single-Family District on P-3, Block 33, NCB 15849. 10.349 acres directly north of the intersection between Hunt Lane and Ingram Road. (Council District 6)
14. **ZONING CASE NUMBER Z2004181:** The request of Earl & Associates, P. C., Applicant, for Lakeside Properties, Ltd., Owner(s), for a change in zoning from “C-2” Commercial District and “R-6” Residential Single-Family District to PUD “R-5” Planned Unit Development Residential Single-Family District on 59.371 acres out of NCB 17875 and NCB 17873, Hunt Lane at Villa Lago Drive. (Council District 6)
15. **ZONING CASE NUMBER Z2004209:** The request of Earl & Associates, P. C., Applicant, for Lakeside Properties, Ltd., Owner(s), for a change in zoning from “C-2” Commercial District to PUD “R-5” Planned Unit Development Residential Single-Family District on Lot P-4, Block 33, NCB 17875, Southeast corner of Villa Lago Drive and Hunt Lane. (Council District 6)
16. **ZONING CASE NUMBER Z2004218:** The request of Earl & Associates, P. C., Applicant, for William E. Cooper, Inc., Owner(s), for a change in zoning from “C-2NA” Commercial, Nonalcoholic Sales District to PUD “R-5” Planned Unit Development Residential Single-Family District on Lot P-5, Block 35, NCB 17875, Southwest corner of Cable Ranch Road and Waters Edge Drive. (Council District 6)
17. **ZONING CASE NUMBER Z2004253:** The request of Earl & Associates, P. C., Applicant, for Lakeside Properties Ltd., Owner(s), for a change in zoning from “C-3NA” General Commercial District, Nonalcoholic Sales and “I-1” General Industrial District to PUD “R-5” Planned Unit Development Residential Single Family District on P-5, NCB 17876; and from “R-6” Residential Single Family District to PUD “R-6” Planned Unit Development Residential Single Family District on P-4F, NCB 15850 on Southwest corner of Old Hunt Lane and Heritage Farm. (Council District 6)
18. **ZONING CASE NUMBER Z2004276 S:** The request of Jose H. Perez, Applicant, for Jose H. Perez (FAIRWAY Landscape & Nursery Inc.), Owner(s), for a change in zoning from “C-3NA” MAOZ-1 General Commercial, Nonalcoholic Sales Military Airport Overlay District and “C-3NA” General Commercial District, Nonalcoholic Sales to “L” S MAOZ-1 Light Industrial Military Airport Overlay District with a Specific Use Authorization for a Contractor's Facility and “L” S Light Industrial District with a Specific Use Authorization for a Contractor's Facility on Lot 36, NCB 8670 (1.332 acres), 2848 Castroville Road. (Council District 6)

19. **ZONING CASE NUMBER Z2004277:** The request of Shem Griffin, Applicant, for Myfe W. Moore, Owner(s), for a change in zoning from “I-1” General Industrial District to “C-2NA” Commercial Nonalcoholic Sales District on Lot 82, Block 2, NCB 11966, 9918 McCullough Avenue. (Council District 9)
20. **ZONING CASE NUMBER Z2004278:** The request of Regent Communities, Inc., Applicant, for D. F. Land Co., L. C., Owner(s), for a change in zoning from “MF-33” Multi-Family District to PUD “MF-33” Planned Unit Development Multi-Family District on Lot 1, NCB 17859, 1400 Bitters Road. (Council District 9)
21. **ZONING CASE NUMBER Z2004279:** The request of Rachel Major, Applicant, for John L. Santikos et al., Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-3” General Commercial District on 31.00 acres out of NCB 15329 and 42.655 acres out of NCB 18233, 7600 NW Loop 410 (W. Military) and 7400 Potranco Road. (Council District 6)
22. **ZONING CASE NUMBER Z2004280:** The request of Irene D. Salinas, Applicant, for Irene D. Salinas, Owner(s), for a change in zoning from “R-5” Residential Single-Family District to “C-2” Commercial District on 0.4953 acres out of NCB 11492, 2506 and 2510 Bandera Road. (Council District 7)
23. **ZONING CASE NUMBER Z2004281:** The request of BBCW Developers, Applicant, for Cable Ranch, Ltd., Owner(s), for a change in zoning from: C-3NA General Commercial District, Nonalcoholic Sales to MF-25 Multi-Family District on Lot 11, P-4C and P-4, Block 7, NCB 17332, Eastside of Cable Ranch Road, approximately 450' north of Waters Edge. (Council District 6)
24. **ZONING CASE NUMBER Z2004282:** The request of Kaufman & Associates, Inc., Applicant, for Evelyn Carolan, Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “C-3” General Commercial District on Lots P-9C, P-5A and P-9, NCB 16051, 8207 Leslie Road and 10435 Shaenfield Road. (Council District 7)
25. **ZONING CASE NUMBER Z2004283:** The request of Jerry Arredondo, Applicant, for Laredo Warehouse Ltd, Owner(s), for a change in zoning from “C-2” Commercial District to “C-3” General Commercial District on Lot P-13 C, NCB 17639, 9424 Culebra Road. (Council District 6)
26. **ZONING CASE NUMBER Z2004289 S:** The request of Southern Towers Inc., Applicant, for Oakridge Baptist Church (LOA), Owner(s), for a change in zoning from “R-6” Residential Single-Family District to “R-6” S Residential Single-Family District with Specific Use Authorization for a telecommunications tower on 0.05142 acres out of NCB 14002, 11003 Vance Jackson Road. (Council District 8)
27. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.

28. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request.

Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling

207-7245

CASE NO: Z2004142

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Postponed at the July 6, 2004 zoning commission hearing

Council District: 8

Ferguson Map: 549 D2

Applicant Name:

Ricardo Gonzalez

Owner Name:

Ricardo Gonzalez

Zoning Request: From R-6 Residential Single Family District to PUD R-6 Planned Unit Development Residential Single-family District.

Property Location: P-30, NCB 16977

12707 George Rd

George Road at King Elm

Proposal: To build eight homes

Neigh. Assoc. Castlewood Forest Home Owners Association

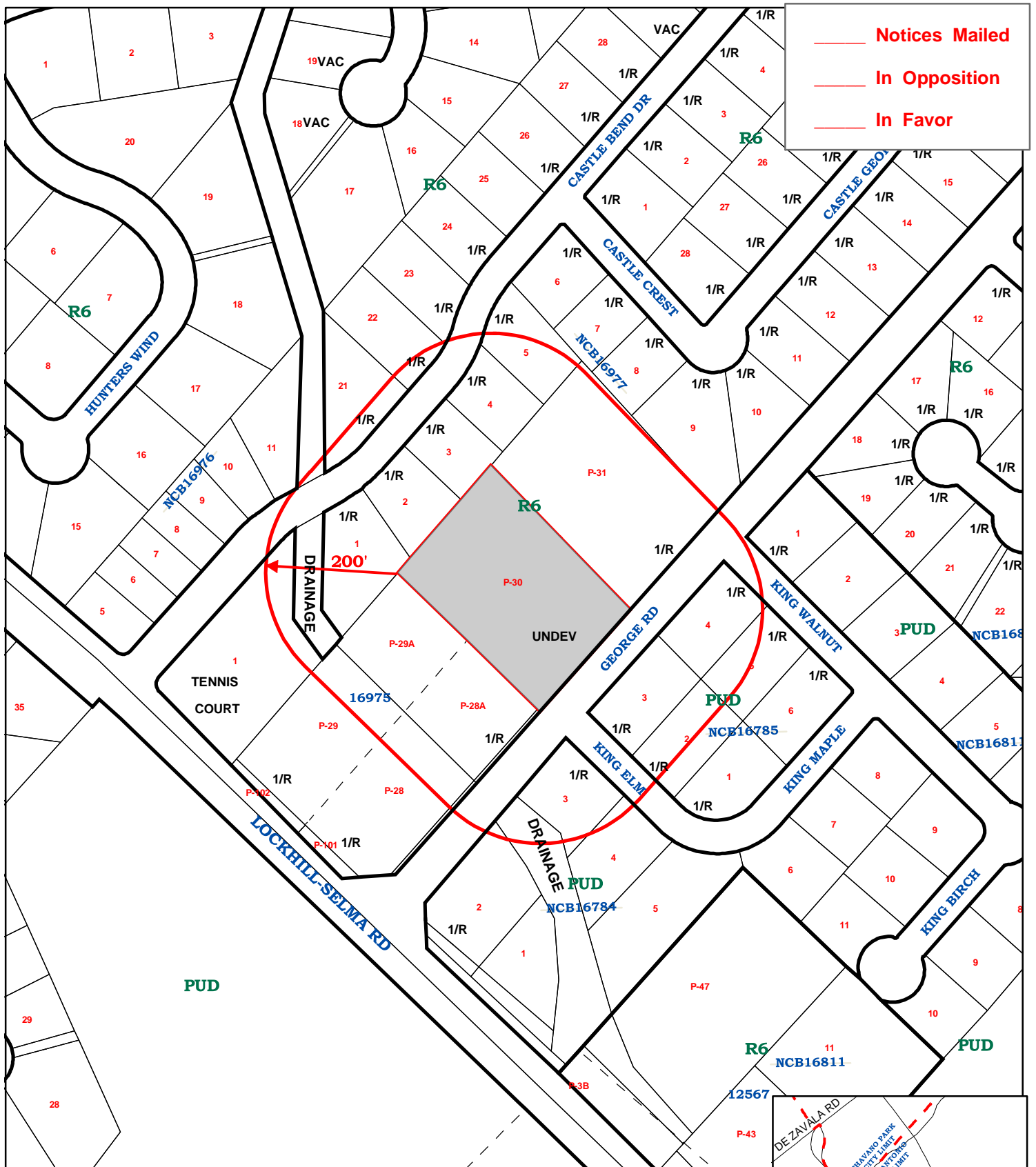
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. This neighborhood is a mix of larger and smaller lots with single-family homes. The requested PUD R-6 will allow up to eight units. The proposed gated community will add diversity to the neighborhood.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: **Z2004-142**

City Council District NO. 8
Requested Zoning Change
From: R-6 To PUD R-6
Date: December 21, 2004
Scale: 1" = 200'

Subject Property

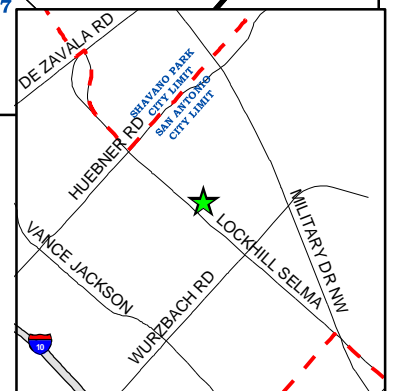
200' Notification

C-1
p.549



C:\Jul_6_2004

(A.Z.)



CASE NO: Z2004180

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 6

Ferguson Map: 613 A5

Applicant Name:

Earl & Associates, P. C.

Owner Name:

Lakeside Properties, Ltd.

Zoning Request: From C-3R Restrictive Commercial District to PUD R-5 Planned Unit Development Residential Single-Family District.

Property Location: P-3, Block 33, NCB 15849

10.349 acres directly north of the intersection between Hunt Lane and Ingram Road

Proposal: To be developed as Single Family Residential Community

Neigh. Assoc. Heritage Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject tract is one of five properties in the immediate area subject to rezoning. The existing street pattern and classification will provide adequate traffic circulation for the overall development. The slight increase in density and additional PUD zoning is consistent with other development in the area.

CASE MANAGER : Fred Kaiser 207-7942

CASE NO: Z2004181

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 6

Ferguson Map: 613 A5

Applicant Name:

Earl & Associates, P. C.

Owner Name:

Lakeside Properties, Ltd.

Zoning Request: From C-2 Commercial District and R-6 Residential Single-Family District to PUD R-5 Planned Unit Development Residential Single-Family District.

Property Location:

Hunt Lane at Villa Lago Drive

59.371 acres out of NCB 17875 and NCB 17873

Proposal: To be developed as a Single Family Residential Community

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject tract is one of five properties in the immediate area subject to rezoning. The existing street pattern and classification will provide adequate traffic circulation for the overall development. The slight increase in density and additional PUD zoning is consistent with other development in the area.

CASE MANAGER : Fred Kaiser 207-7942

CASE NO: Z2004189 C

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Withdrawn by application

Council District: 3

Ferguson Map: 651D4

Applicant Name:

Santos S. Martinez, Jr

Owner Name:

Santos S. Martinez, Jr

Zoning Request: From R-4 Residential Single-Family District to R-4 C Residential Single-Family District with a Conditional Use for a professional office.

Property Location: Lot 22, Block 20, NCB 9615

103 Glamis Avenue

The northeast corner of Glamis Avenue and South Gevers Street

Proposal: Accounting and Tax Office

Neigh. Assoc. Highlands Hills Neighborhood Association

Neigh. Plan The Highlands Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Inconsistent. The Highlands Community Plan recommends medium density residential development at this location.

Denial. The existing structure is a single-family home and adjacent to R-4 Residential Single-Family District to the north, east and across the street (Glamis Avenue) to the south with C-3 General Commercial District across the street (South Gevers Street) to the west. Commercial development at this location encroaches on the residential character of the neighborhood and will generate a greater volume of vehicular traffic.

CASE MANAGER : Pedro Vega 207-7980

0_HIGHLANDS HILLS NA

10

C2

S WALTERS

1/R	1/R	1/R	1/R	1/R	1/R	7
1	2	3	4	5	R4	6

R4

MC DOUGAL AVE

1/R	1/R	1/R	1/R	1/R	1/R	1/R
1	2	3	4	5	6	7

1	10	20	20
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CRAVENS AVE

1/R	1/R	1/R	1/R	1/R	1/R	1/R
					R4	

GLAMIS AVE

1/R	1/R	1/R	1/R	1/R	1/R	1/R
1	2	3	4	5	6	7

WAUGH

1/R	1/R	1/R	1/R	1/R	1/R	1/R
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38	37	36	35	34	33	32	R4
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PENNYSTONE

1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R
							R4

TACO CABANA

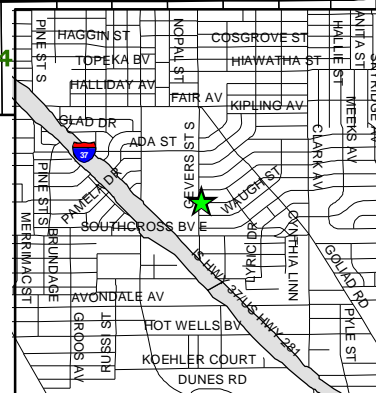
City Council District NO. 3
Requested Zoning Change
From: R-4 To R-4 C
Date: December 21, 2004
Scale: 1" = 200'

Subject Property

200' Notification

D-4
p.651

C:\Jul_6_2004
(A.Z.)



CASE NO: Z2004209

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 6

Ferguson Map: 613 A6

Applicant Name:

Earl & Associates, P. C.

Owner Name:

Lakeside Properties, Ltd.

Zoning Request: From C-2 Commercial District to PUD R-5 Planned Unit Development Residential Single-Family District.

Property Location: Lot P-4, Block 33, NCB 17875

Southeast corner of Villa Lago Drive and Hunt Lane

Proposal: To be developed in conjunction with the surrounding single-family community.

Neigh. Assoc. None

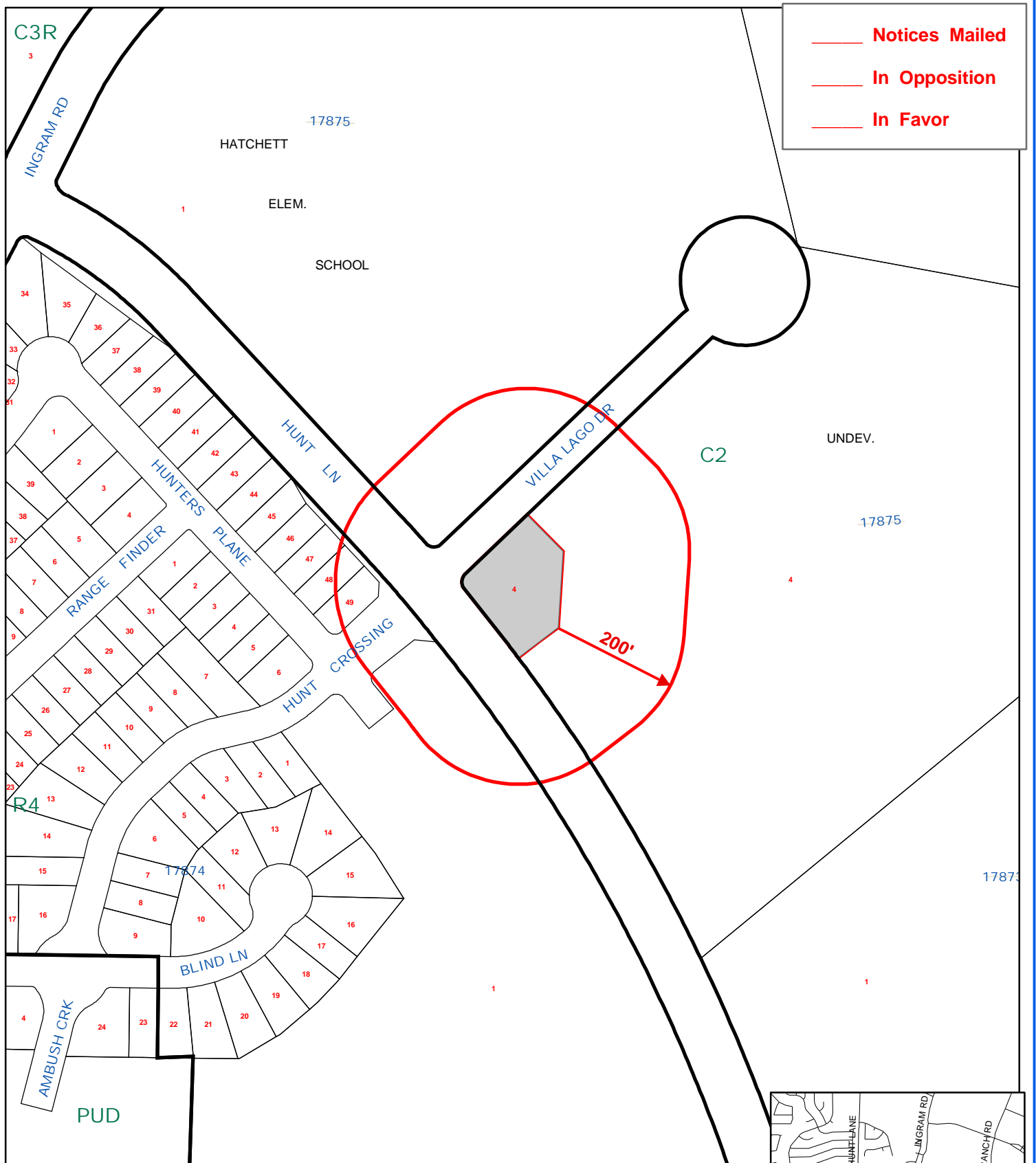
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject tract is one of five properties in the immediate area subject to rezoning. The existing street pattern and classification will provide adequate traffic circulation for the overall development. The slight increase in density and additional PUD zoning is consistent with other development in the area.

CASE MANAGER : Fred Kaiser 207-7942



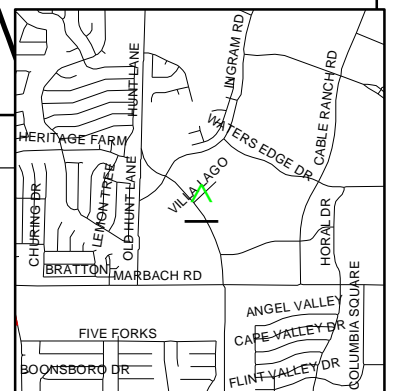
ZONING CASE: Z2004-209

City Council District NO. 6
Requested Zoning Change
From: C-2 To PUD R-5
Date: December 21, 2004
Scale: 1" = 200'

 **Subject Property**
 **200' Notification**

A-5
p.613

C:\sept_7_2004
(A.Z.)



CASE NO: Z2004218

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 6

Ferguson Map: 613 B5

Applicant Name:

Earl & Associates, P. C.

Owner Name:

William E. Cooper, Inc.

Zoning Request: From C-2NA Commercial, Nonalcoholic Sales District to PUD R-5 Planned Unit Development Residential Single-Family District.

Property Location: Lot P-5, Block 35, NCB 17875

Southwest corner of Cable Ranch Road and Waters Edge Drive

Proposal: To be developed as a single family residential community

Neigh. Assoc. None

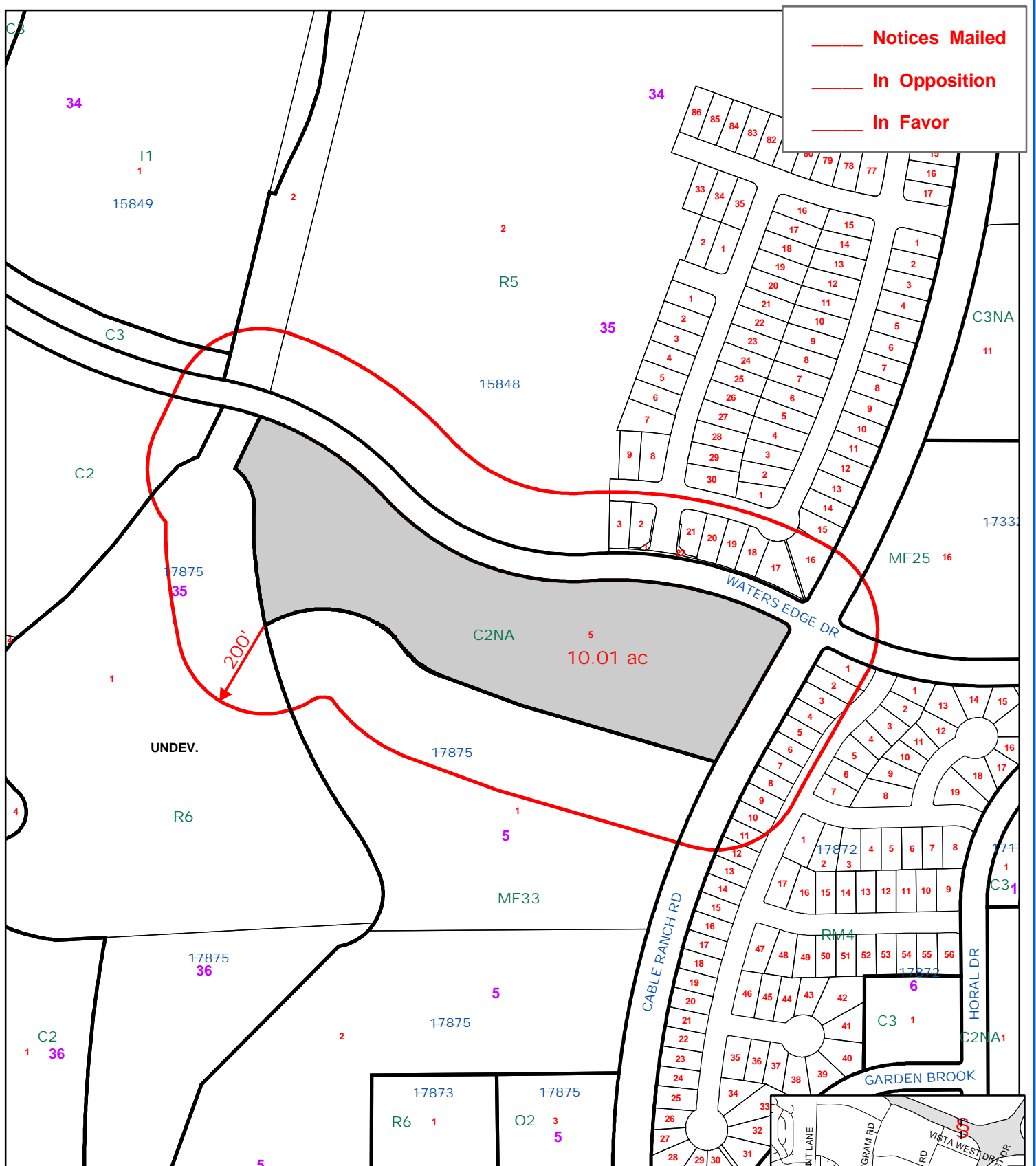
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject tract is one of five properties in the immediate area subject to rezoning. The existing street pattern and classification will provide adequate traffic circulation for the overall development. The slight increase in density and additional PUD zoning is consistent with other development in the area.

CASE MANAGER : Fred Kaiser 207-7942



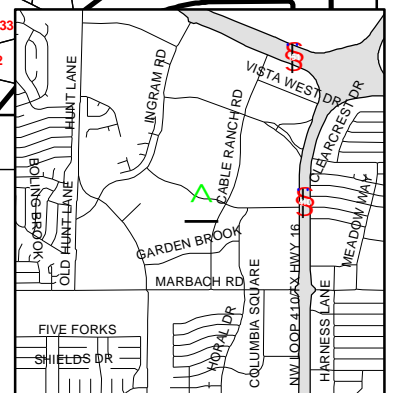
ZONING CASE: **Z2004-218**

City Council District NO. 6
Requested Zoning Change
From: C-2NA To PUD R-5
Date: December 21, 2004
Scale: 1" = 300'

 **Subject Property**
 **200' Notification**

B-5
p.612

C:\Oct_5_2004
(A.Z.)



CASE NO: Z2004253

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 6

Ferguson Map: 613 A5

Applicant Name:

Earl & Associates, P. C.

Owner Name:

Lakeside Properties Ltd.

Zoning Request: From C-3NA General Commercial District, Nonalcoholic Sales and I-1 General Industrial District to PUD R-5 Planned Unit Development Residential Single Family District on P-5, NCB 17876; and, from R-6 Residential Single Family District to PUD R-6 Planned Unit Development Residential Single Family District on P-4F, NCB 15850

Property Location:

Southwest corner of Old Hunt Lane and Heritage Farm

Proposal: To be developed as a single family residential community.

Neigh. Assoc. Heritage Neighborhood Association

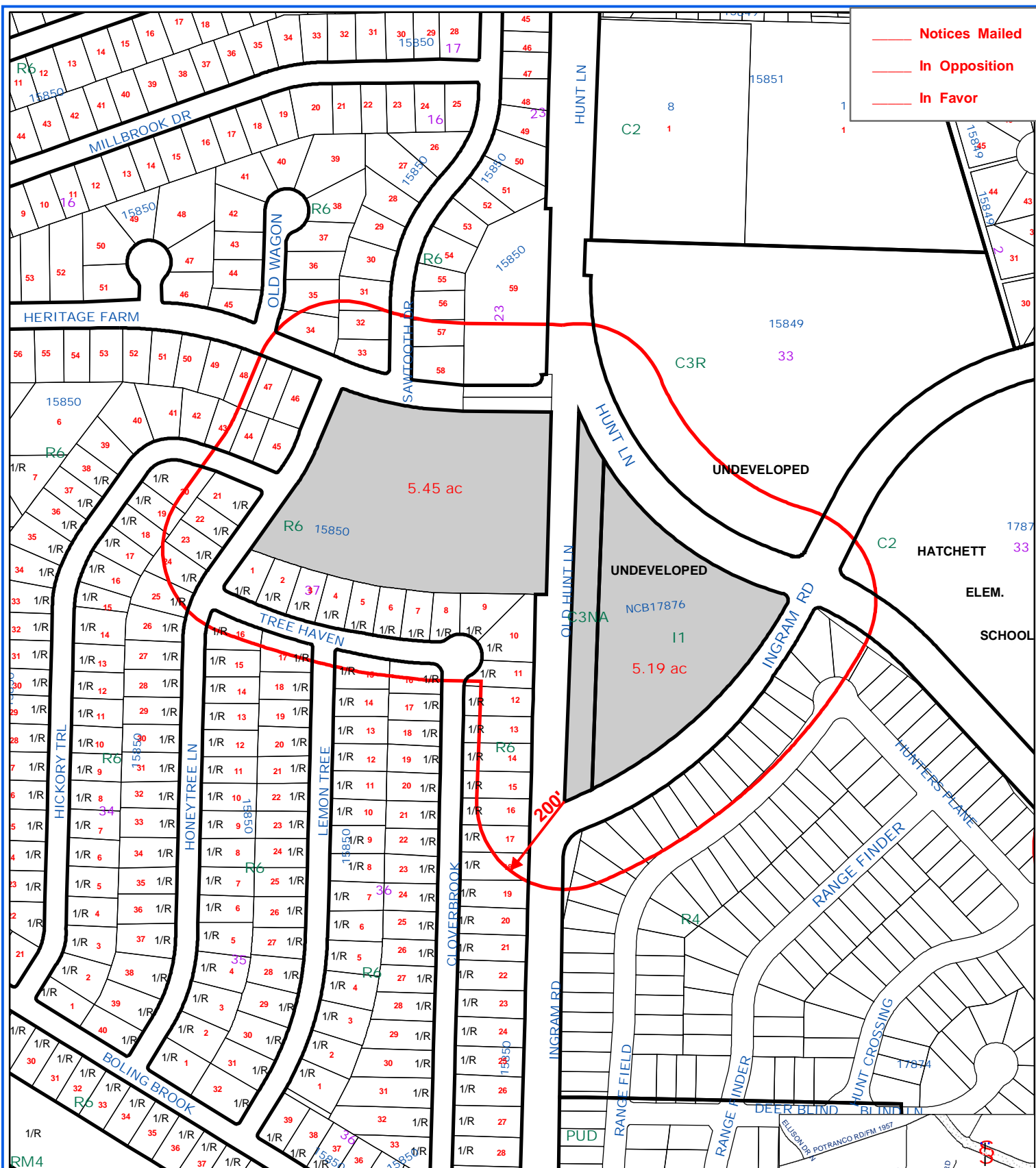
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject tract is one of five properties in the immediate area subject to rezoning. The existing street pattern and classification will provide adequate traffic circulation for the overall development. The slight increase in density and additional PUD zoning is consistent with other development in the area.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: **Z2004-253**

City Council District NO. 6
Requested Zoning Change
From C-3NA,I-1,R-6 To PUD R-5, PUD R-6
Date: December 21, 2004
Scale: 1" = 300'

Subject Property
 200' Notification



CADEC_7_2004

CASE NO: Z2004255 C

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Zoning Commission continuance from December 7, 2004 for Conditional Use

Council District: 5

Ferguson Map: 615 C4

Applicant Name:

Owner Name:

Antonia C. Ramos

Antonia C. Ramos

Zoning Request: From R-5 Residential Single-Family District to R-5 C Residential Single-Family District with a Conditional Use for Multi-Family Dwellings with a Maximum Density of 16 Units Per Acre.

Property Location: Lots 45 and 46, Block 14, NCB 8870
212 North San Gabriel

Proposal: To complete the construction of a duplex.

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial. The subject property is located on a local residential street in the interior of a single-family residential neighborhood surrounded by single-family homes. A newly constructed single-family home exists just north of the subject property. City staff conducted a large area rezoning in the community effectively rezoning the subject property along with 2,364 surrounding properties from MF-33 to R-5. The rezoning was intended to correct the inconsistencies emerging after the UDC conversion, while ultimately protecting the established single-family residential neighborhood by discouraging the encroachment of multi-family developments and by promoting future and continued ownership of single-family homes in the neighborhood. City Council passed the rezoning on March 27, 2003.

If the requested rezoning is approved, the lot size would permit up to three units which may set a precedent for future encroachment of two, three and four unit family dwellings in this established single-family residential neighborhood.

CASE MANAGER : Eric Dusza 207-7442

CASE NO: Z2004265

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 9

Ferguson Map: 517 D1

Applicant Name:

Randy Schumacher

Owner Name:

Monterey Adair

Zoning Request: From R-6 ERZD Residential Single-Family Edwards Recharge Zone District to C-3NA ERZD General Commercial District, Nonalcoholic Sales Edwards Recharge Zone District.

Property Location: Lot P-4F, NCB 15671
18581 Redland Road

Proposal: To develop as office use
Neigh. Assoc. Redland Woods Neighborhood Association

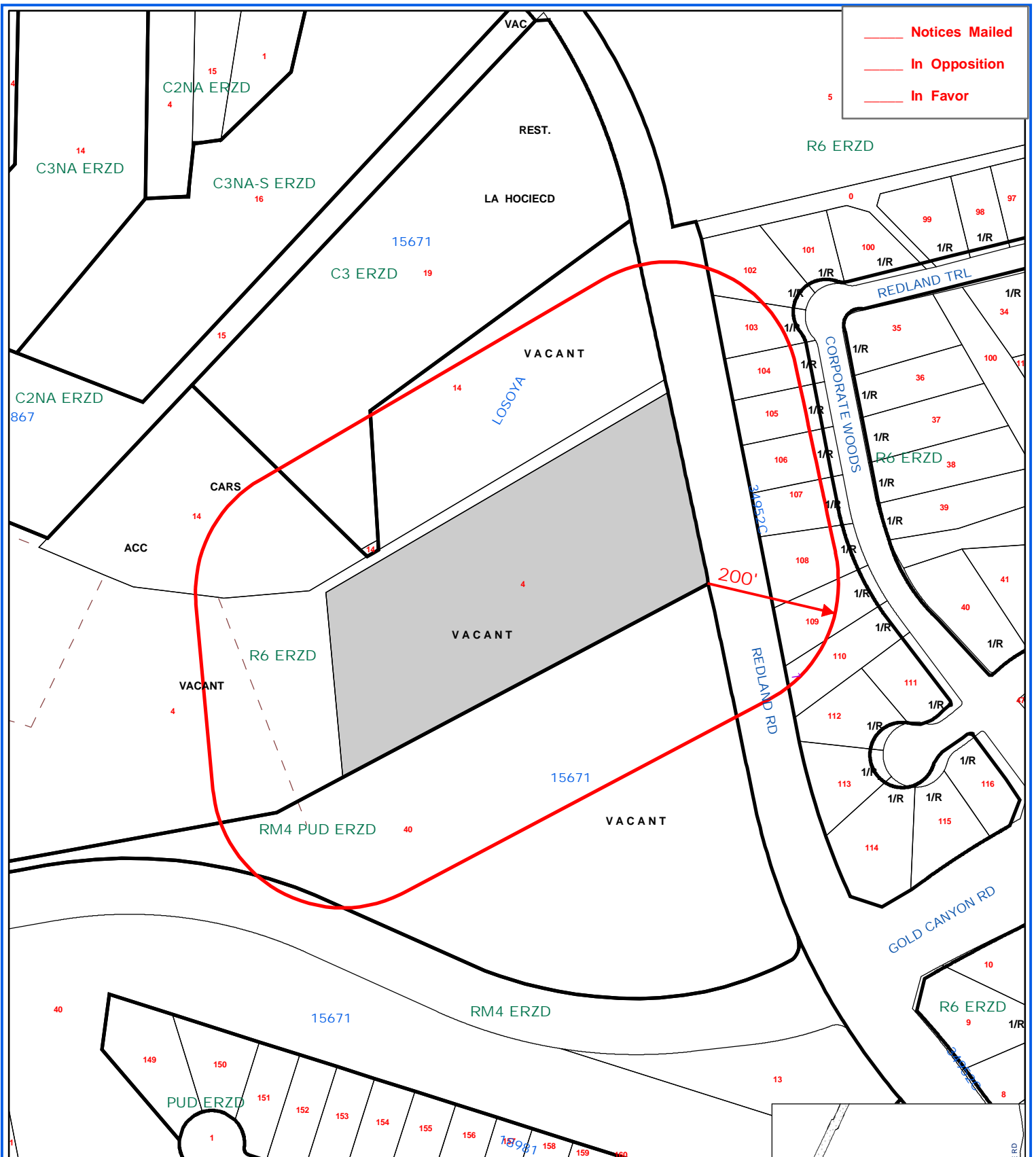
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis (TIA) is not required. A TIA may be required at the plat or building permit level.

Staff Recommendation:

Approval. The subject property is in an area bound by Redland Road to the north and east, and three subdivisions to the west, south and east. This commercial area contains a mix of C-3, C-2 and Residential zoning and uses. The requested zoning is for a low-density office facility. A lot of the intense uses that are normally allowed in C-3 would be prohibited at this location in the ERZD. The request is consistent with the development pattern along this segment of Redland Road. A landscape buffer will be required adjacent to the residential property.

CASE MANAGER : Richard Ramirez 207-5018



ZONING CASE: Z2004-265

City Council District NO. 9

Requested Zoning Change

From: "R-6 ERZD" To "C-3NA ERZD"

Date: December 21, 2004

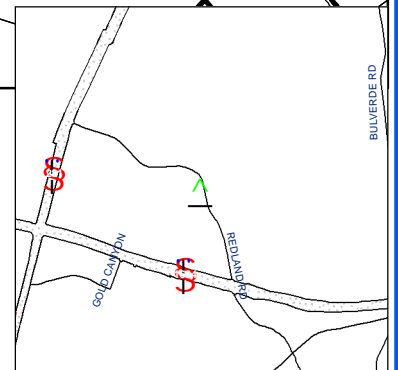
Scale: 1" = 200'

Subject Property

200' Notification



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CASE NO: Z2004270

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 9

Ferguson Map: 517 E2

Applicant Name:

Gamez Family Partnership, Ltd.

Owner Name:

Gamez Family Partnership, Ltd.

Zoning Request: From R-6 ERZD Residential Single-Family Edwards Recharge Zone District to C-2NA ERZD Commercial Edwards Recharge Zone Nonalcoholic Sales District.

Property Location: 6.8317 acres out of NCB 15671 and CB 4952

18851 Redland Road

Property generally located south of Redland Road, east of Hwy 281, and north of Loop 1604 North

Proposal: To relocate computer networking company

Neigh. Assoc. Redland Ridge (within 200 feet)

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval.

The property is irregularly shaped and is surrounded mostly by commercial development and zoning. However, there are portions adjacent to residential development and zoning. C-2 zoning is appropriate considering the intensity of zoning and uses on the adjoining tracts and in the general area. There is some concern regarding the adjacent residential properties but a Type B (15 foot) vegetative buffer and 6 foot privacy fence will be required and should provide adequate protection. Because the property has minimal frontage on Redland Road and is located over the Recharge Zone, it does not lend itself to the more intense C-2 uses.

CASE MANAGER : Trish Wallace 207-0215

CASE NO: Z2004272 C

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Continuance from Zoning Commission December 7, 2004

Council District: 3

Ferguson Map: 684 A7

Applicant Name:

Brown, P. C.

Owner Name:

Pacific Logistic, L. P.

Zoning Request: From FR Farm and Ranch District to MI-1 C Mixed Light Industrial District with Conditional Use for a Cold Storage Plant.

Property Location: Lots 1 through 5 and 66 through 70, Block 9; Lots 1 through 8, Block 3; and Lots 1 through 16 and North 1/2 of Lots 39 through 54, Block 8; of CB 5162

Property generally located south of Southton Road and to the east and west of Center Road

Proposal: To reflect existing cold storage plant (industrial use)

Neigh. Assoc. None

Neigh. Plan Southside Initiative Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

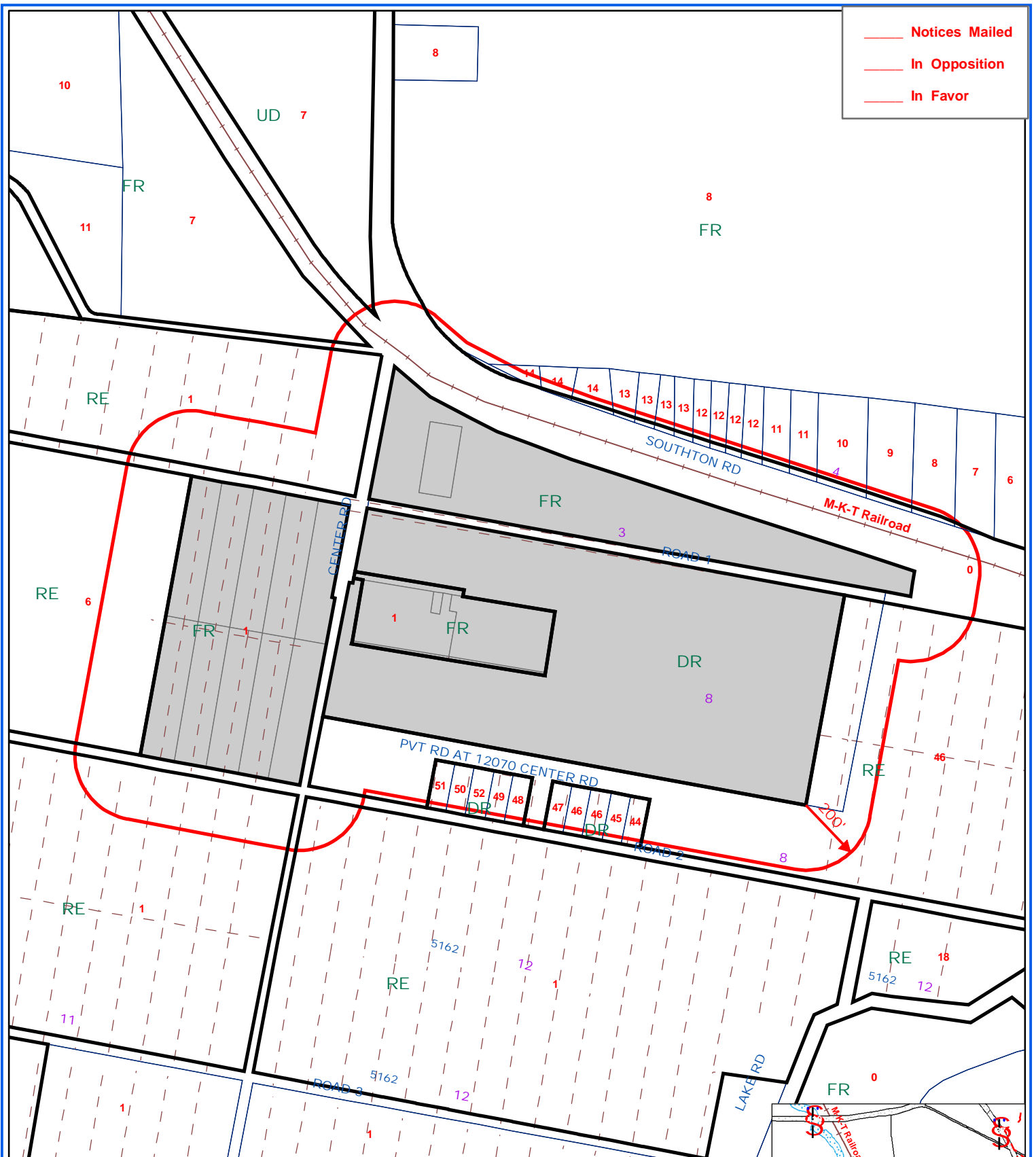
INCONSISTENT

MI-1 C is inconsistent with land use designation of Agricultural on the subject property. An amendment to Agriculture and Light Industrial was to be heard by Planning Commission on December 8, 2004 and they recommended approval.

APPROVAL PENDING LAND USE PLAN AMENDMENT

The existing use of the property is for a cold storage plant. By state law this use may continue on this property indefinitely. The majority of the surrounding property is currently undeveloped. New development coming in will have advanced knowledge of the existing light industrial use. A Type E (40 foot) vegetative buffer will be required on any new development between the subject property and adjacent properties.

CASE MANAGER : Trish Wallace 207-0215



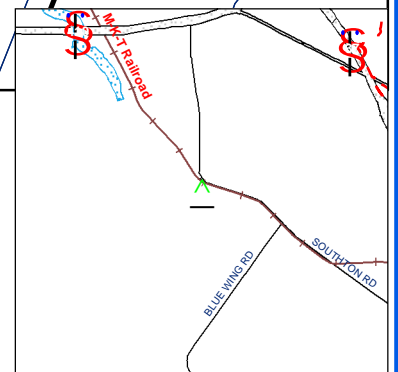
ZONING CASE: Z2004-272

City Council District NO. 3
 Requested Zoning Change
 From: "FR" To "MI-1 C"
 Date: December 21, 2004
 Scale: 1' = 400"

Subject Property
 200' Notification

E-1
 p.582

CADEC_7_2004



CASE NO: Z2004276 S

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 6

Ferguson Map: 614 D7

Applicant Name:

Jose H. Perez

Owner Name:

Jose H. Perez (FAIRWAY Landscape & Nursery Inc.)

Zoning Request: From C-3NA MAOZ-1 General Commercial, Nonalcoholic Sales Military Airport Overlay District and C-3NA General Commercial District, Nonalcoholic Sales to L S MAOZ-1 Light Industrial Military Airport Overlay District with a Specific Use Authorization for a Contractor's Facility and L S Light Industrial District with a Specific Use Authorization for a Contractor's Facility.

Property Location: Lot 36, NCB 8670 (1.332 acres)

2848 Castroville Road

Southside of Castroville Road between US HWY 90 W and Castroville Road

Proposal: Landscape contractors facility

Neigh. Assoc. Greater Gardendale Neighborhood Association and Community Workers Council (within 200 feet)

Neigh. Plan None

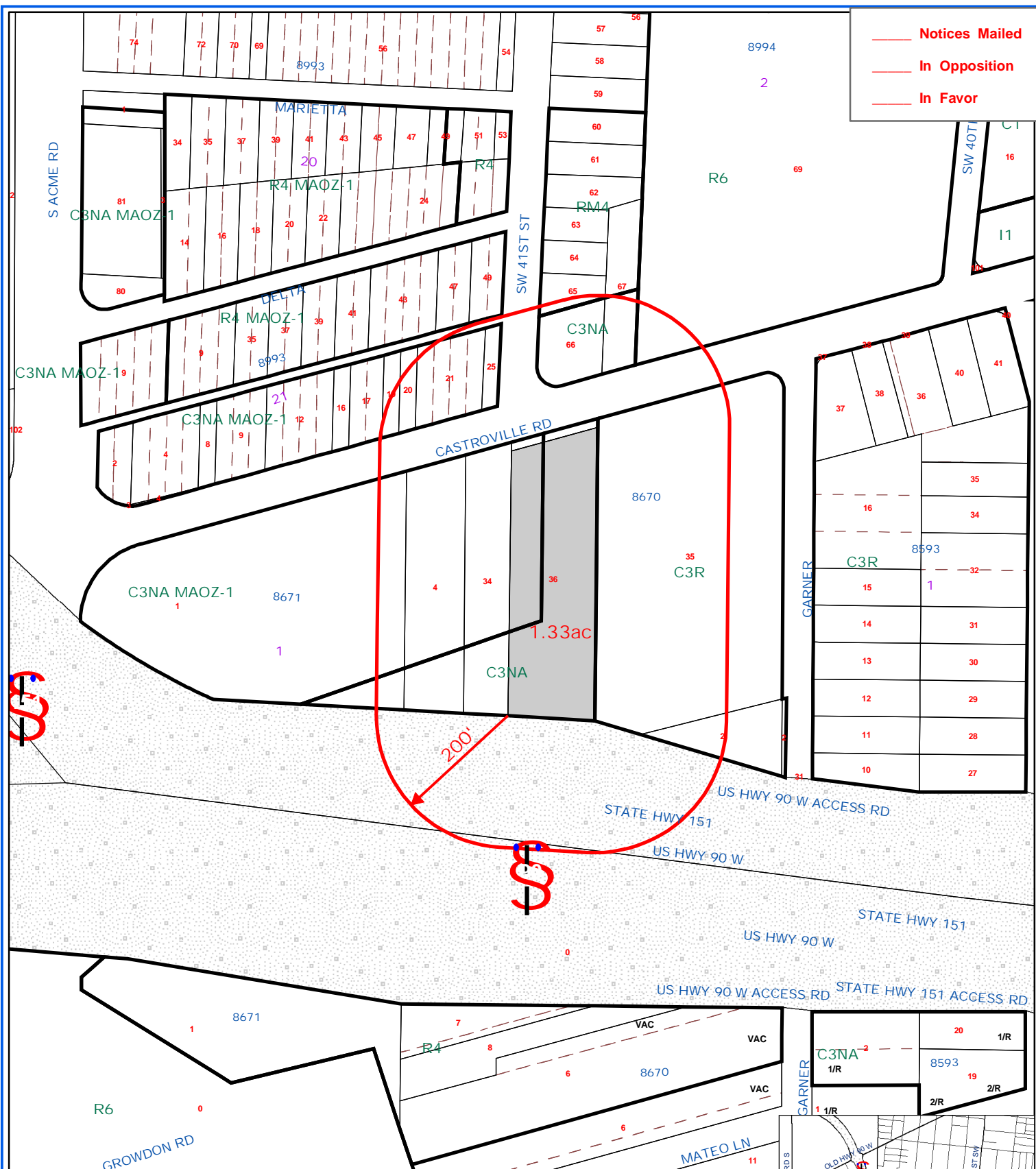
TIA Statement: A traffic impact analysis (TIA) is not required. A traffic impact analysis (TIA) may be required at the plat or building permit level.

Staff Recommendation:

Approval. The subject property is located between Castroville Road and US HWY 90 W two major thoroughfares. The subject property is adjacent to C-3NA MAOZ-1 and C-3NA General Commercial District, Nonalcoholic Sales to the west and across the street to the north, C-3R to the east. Considering the location of the subject property, L S MAOZ-1 Light Industrial Military Airport Overlay District and L S Light Industrial District with a Specific Use Authorization for a Contractors Facility is appropriate and suitable to the area.

The subject property is located within the 75 dBA noise contour line of the Kelly Field Annex at Lackland AFB, Texas. Industrial development is recommended between 70 dBA and 74 dBA noise zones.

CASE MANAGER : Pedro Vega 207-7980



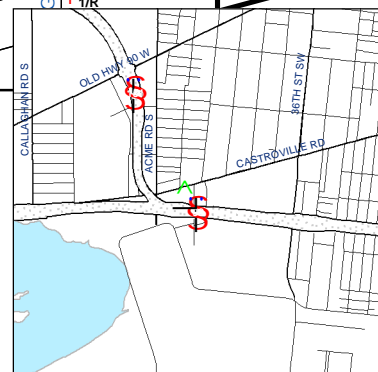
ZONING CASE: **Z2004-276**

City Council District NO. 6
Requested Zoning Change
From: "C-3R MAOZ-1" To "LS"
Date: December 21, 2004
Scale: 1" = 200'

Subject Property
 200' Notification



C:\DEC_7_2004



CASE NO: Z2004277

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 9

Ferguson Map: 550 F5

Applicant Name:

Shem Griffin

Owner Name:

Myfe W. Moore

Zoning Request: From I-1 General Industrial District to C-2NA Commercial Nonalcoholic Sales District.

Property Location: Lot 82, Block 2, NCB 11966

9918 McCullough Ave.

Southeast corner of McCullough Avenue and Portland Road

Proposal: To operate a daycare center

Neigh. Assoc. None

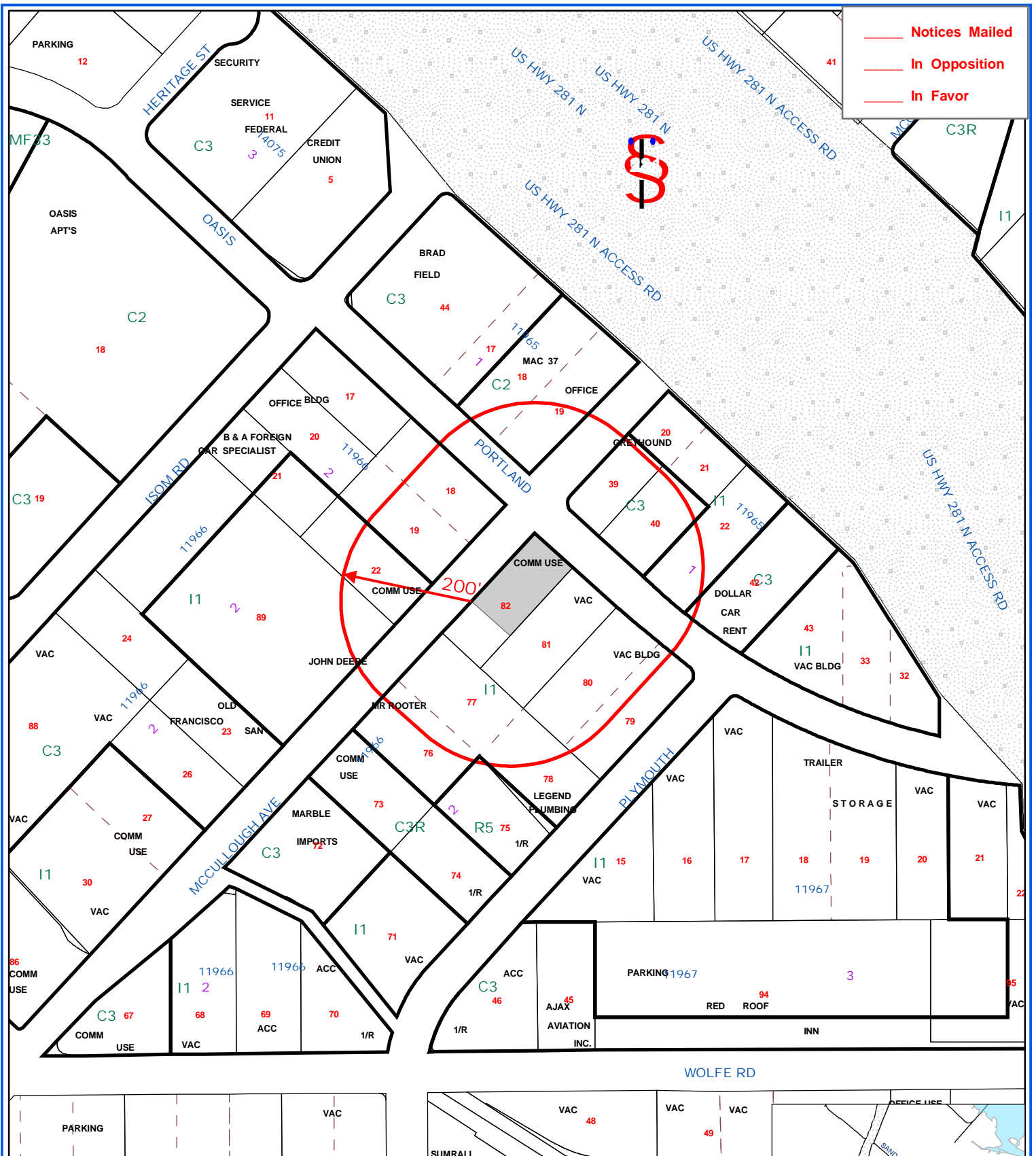
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial. This area has some intense commercial zoning and uses but is predominately zoned I-1 and developed for industrial uses. Industrial areas accommodate areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of the industrial district to provide an environment for industries that is unencumbered by nearby residential or commercial development. I-1 must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. C-2 zoning allows uses that are not appropriate within industrial surroundings. There is not adequate space on the property to provide the necessary buffers from industrial development.

CASE MANAGER : Fred Kaiser 207-7942



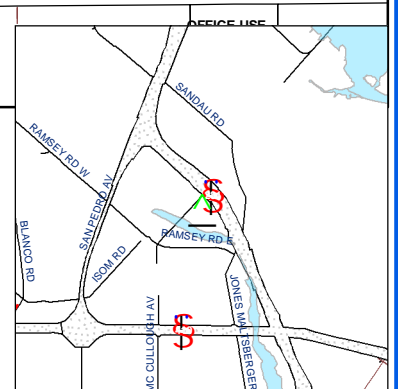
ZONING CASE: **Z2004-277**

City Council District NO. 9
Requested Zoning Change
From: "I-1" To "C-2NA"
Date: December 21, 2004
Scale: 1" = 200'

Subject Property
 200' Notification



CADEC_7_2004



CASE NO: Z2004278

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 9

Ferguson Map: 551 A1

Applicant Name:

Regent Communities, Inc.

Owner Name:

D. F. Land Co., L. C.

Zoning Request: From MF-33 Multi-Family District to PUD MF-33 Planned Unit Development Multi-Family District.

Property Location: Lot 1, NCB 17859

1400 Bitter Road

Proposal: To develop townhome units

Neigh. Assoc. Cadillac Drive Neighborhood Association and Ridge at Deerfield Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The surrounding area is developed with Planned Unit Developments and multi-family dwellings. The requested zoning change is compatible with the area development and zoning. The site may be difficult for conventionally designed development because of the abutting development and poor accessibility.

CASE MANAGER : Fred Kaiser 207-7942

CASE NO: Z2004279

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 6

Ferguson Map: 613 D2

Applicant Name:

Rachel Major

Owner Name:

John L. Santikos et. al.

Zoning Request: From R-6 Residential Single-Family District to C-3 General Commercial District.

Property Location: 31.00 acres out of NCB 15329 and 42.655 acres out of NCB 18233

7600 NW Loop 410 (W. Military) and 7400 Potranco Road

Potranco and Military

Proposal: Retail development

Neigh. Assoc. None

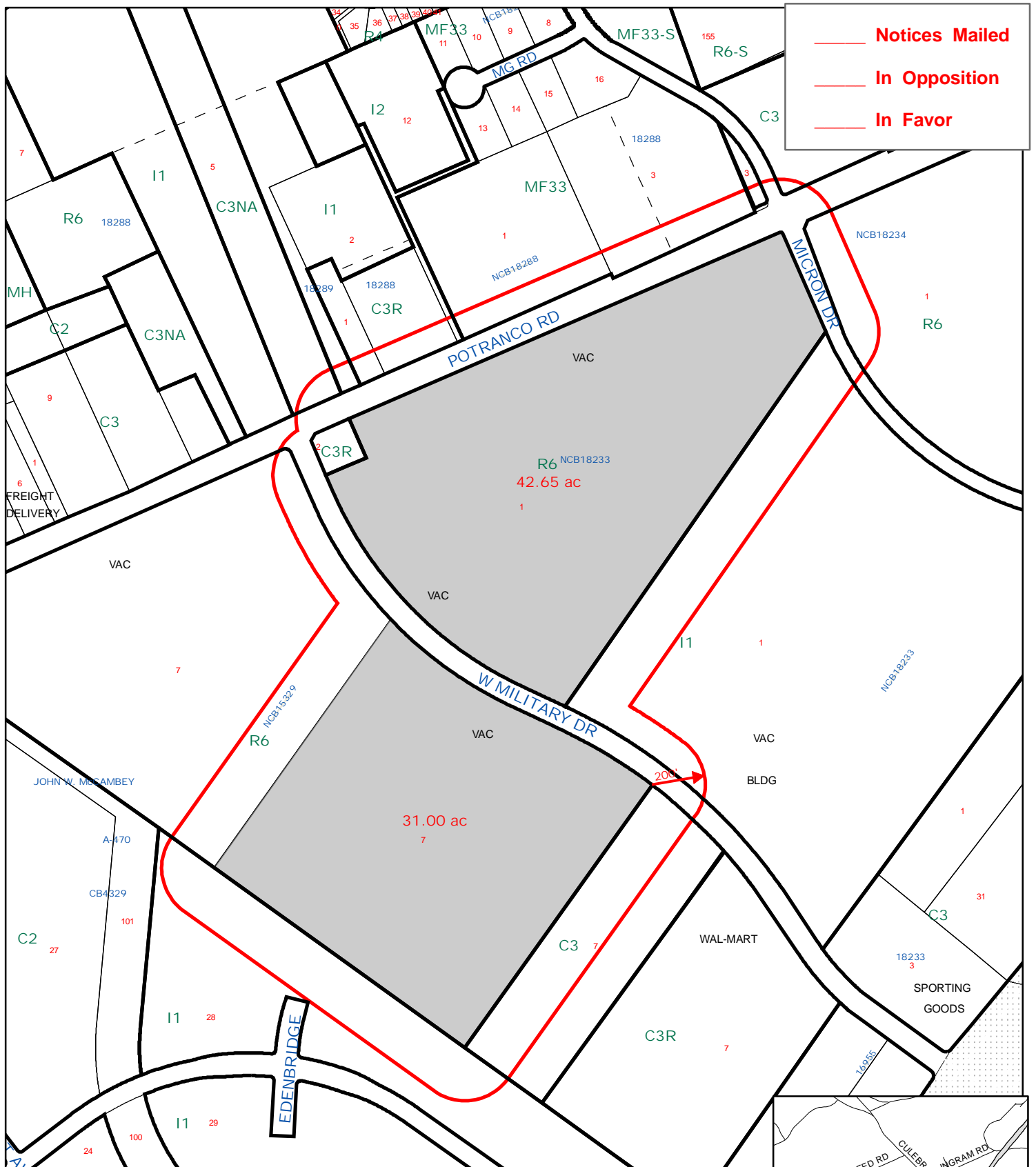
Neigh. Plan None

TIA Statement: A traffic impact analysis is required and is in compliance with the TIA ordinance 91700. On-site improvements, as well as, improvements along the project limits will be required and shall be provided by the developer at the time of platting.

Staff Recommendation:

Approval. The subject properties are located on two major thoroughfares. The property on the southern side of Military is adjacent to I-1 and C-2 to the south, C-3 to the east and R-6 to the west. In addition, to the east of the property is a Super Wal-Mart under construction. The property that fronts Potranco has C-3 and MF-33 to the north, R-6 northeast and I-1 (the old Sony Facility) to the east. The subject property is within the commercial node of Loop 410 and Military intersection and Potranco and Military intersection. C-3 zoning is encouraged at the intersection of major arterials and expressways. The requested zoning is consistent with the development pattern of the area, which is tending as one towards commercial and less towards industrial.

CASE MANAGER : Richard Ramirez 207-5018



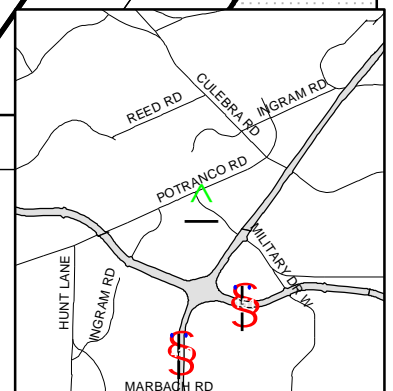
ZONING CASE: Z2004-279

City Council District NO. 6
Requested Zoning Change
From: "R-6" To "C-3"
Date: December 21, 2004
Scale: 1" = 500'



D-1
p.613

C:\Sept_7_2004
(A.Z.)



CASE NO: Z2004280

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 7

Ferguson Map: 580 E5

Applicant Name:

Irene D. Salinas

Owner Name:

Irene D. Salinas

Zoning Request: From R-5 Residential Single-Family District to C-2 Commercial District.

Property Location: 0.4953 acres out of NCB 11492

2506 and 2510 Bandera Road

Bandera Road between Hodges Drive and Althea Drive

Proposal: To operate screen assembly and retail sales facility.

Neigh. Assoc. Thunderbird Hills Neighborhood Association

Neigh. Plan None

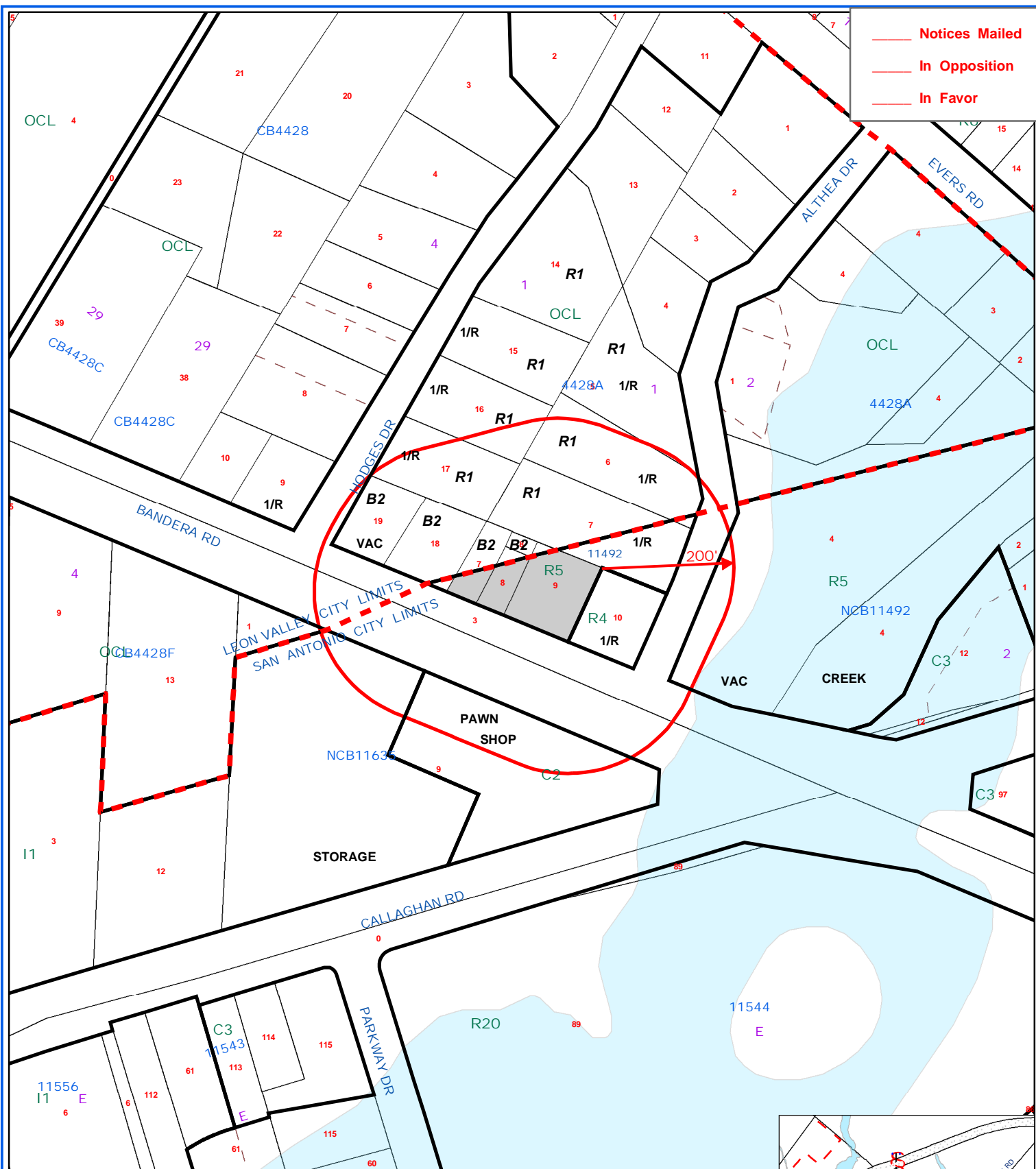
TIA Statement: A Traffic Impact Analysis (TIA) is not required. A TIA may be required at the plat or building permit level.

Staff Recommendation:

Approval.

The subject property is located within the commercial node created by the intersection of two major thoroughfares, Bandera Road and Callaghan Road. The property lies partially within the City of San Antonio and the City of Leon Valley. That portion of the property within Leon Valley is zoned B-2 Retail District. Surrounding properties within Leon Valley are zoned B-2 Retail District and R-1 Single-Family Dwelling District. Properties in the vicinity fronting on Bandera Road are primarily commercial. Commercial uses will be limited by the size of the property ensuring a scale compatible with the surrounding neighborhood.

CASE MANAGER : Robin Stover 207-7945



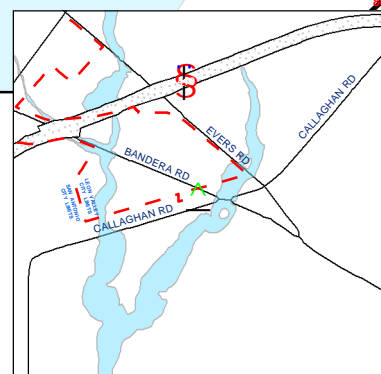
ZONING CASE: Z2004-280

City Council District NO. 7
Requested Zoning Change
From: R-5 To C-2
Date: December 21, 2004
Scale: 1" = 200'

 **Subject Property**
 **200' Notification**



CADEC_7_2004



CASE NO: Z2004281

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 6

Ferguson Map: 613 C5

Applicant Name:

BBCW Developers

Owner Name:

Cable Ranch, Ltd.

Zoning Request: From C-3NA General Commercial District, Nonalcoholic Sales to MF-25 Multi-Family District.

Property Location: Lot 11, P-4C and P-4, Block 7, NCB 17332

Eastside of Cable Ranch Road, approximately 450' north of Waters Edge

Eastside of Cable Ranch Road, approximately 450' north of Waters Edge

Proposal: To develop multi-family dwellings

Neigh. Assoc. None

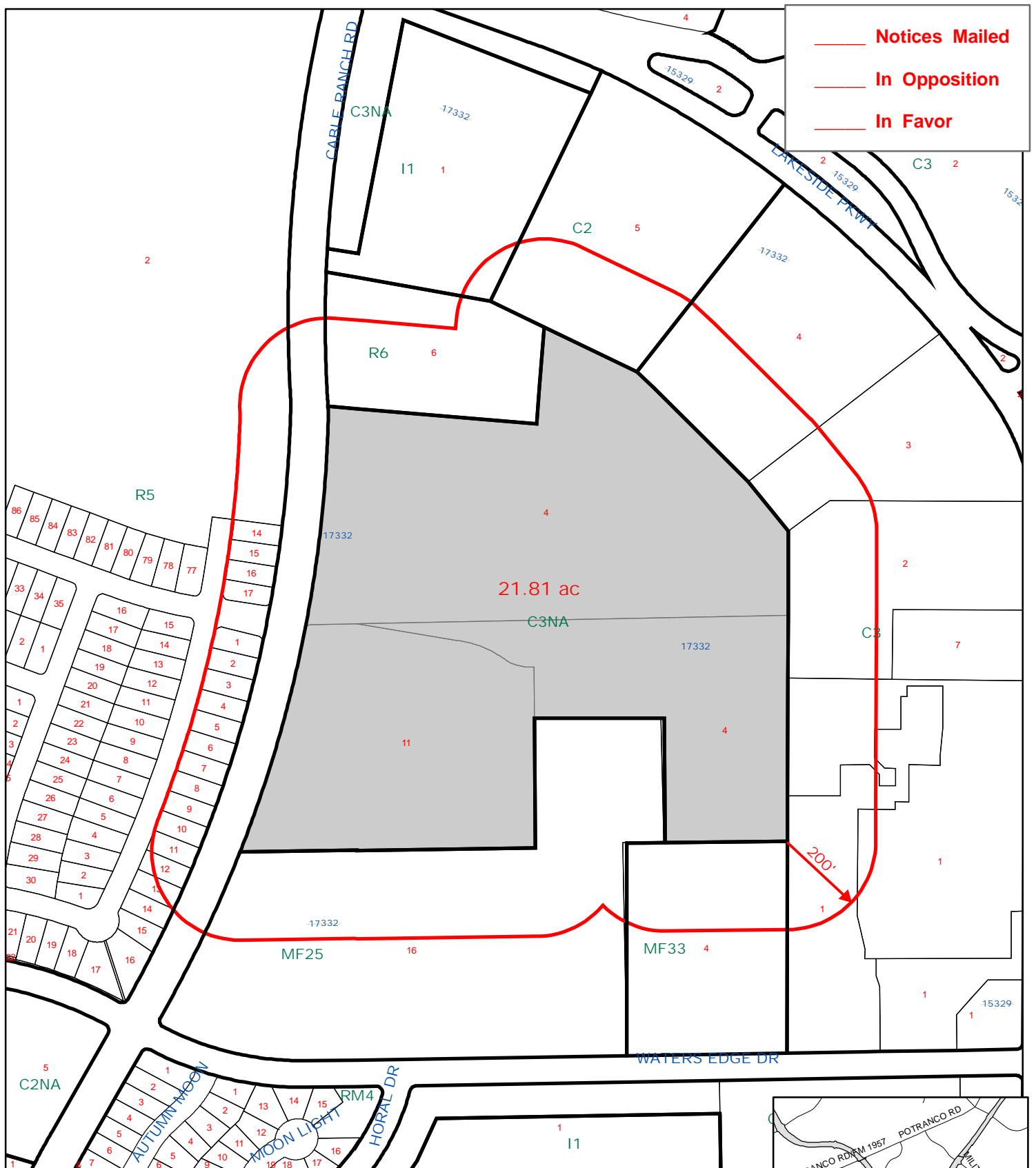
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject property has existing MF-25 and MF-33 zoning to the south and R-5 to the west. The existing zoning to the east is C-2 and C-3. The request is a down zoning from the existing C-3 NA. The UDC recommends multi-family districts be used as a transition between single family and higher intensity uses. The area is located near supporting transportation and commercial facilities.

CASE MANAGER : Fred Kaiser 207-7942



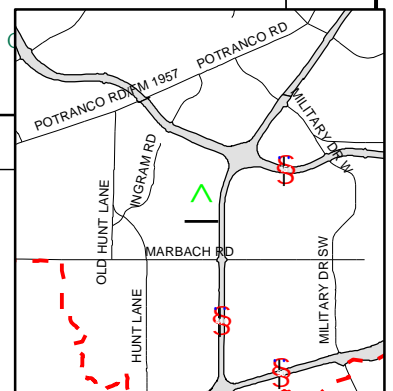
ZONING CASE: **Z2004-281**

City Council District NO. 6
Requested Zoning Change
From: C-3NA To MF-25
Date: December 21, 2004
Scale: 1" = 300'

 **Subject Property**
 **200' Notification**

C-5
p.613

C:\Sept_7_2004
(A.Z.)



CASE NO: Z2004282

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 7

Ferguson Map: 546 C8

Applicant Name:

Kaufman & Associates, Inc.

Owner Name:

Evelyn Carolan

Zoning Request: From R-6 Residential Single-Family District to C-3 General Commercial District.

Property Location: Lots P-9C, P-5A and P-9, NCB 16051

8207 Leslie Road and 10435 Shaenfield Road

Loop 1604 and Shaenfield Road

Proposal: To allow for a retail center

Neigh. Assoc. None

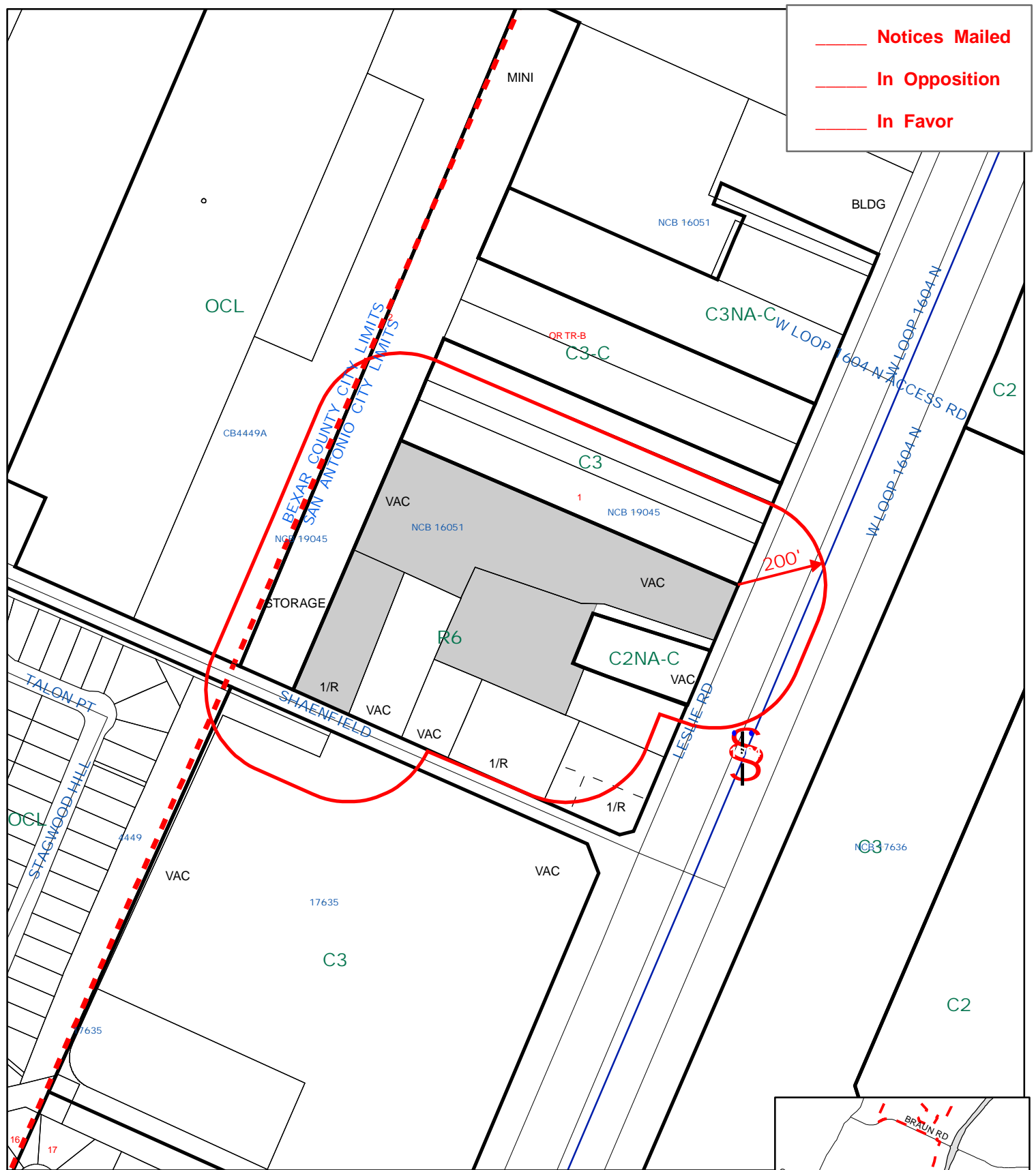
Neigh. Plan None

TIA Statement: A traffic impact analysis is required and is in compliance with the TIA ordinance 91700. On-site improvements, as well as improvements along the project limits will, be required and shall be provided by the developer at the time of platting.

Staff Recommendation:

Approval. C-3 zoning and uses surround the property with some remaining residential zoning to the south. The subject property is located on two major thoroughfares, Loop 1604 and Shaenfield Road. The subject property is within a developing commercial node. C-3 zoning is encouraged at the intersection of major thoroughfares.

CASE MANAGER : Richard Ramirez 207-5018



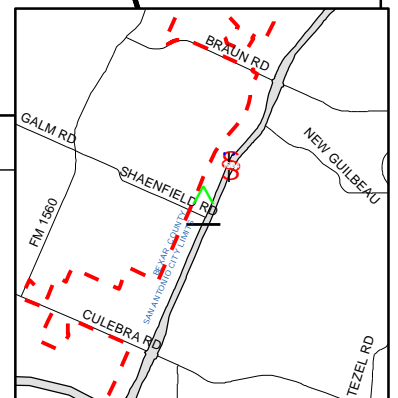
ZONING CASE: Z2004-282

City Council District NO. 7
Requested Zoning Change
From: "R-6" To "C-3"
Date: December 21, 2004
Scale: 1" = 300'

 **Subject Property**
 **200' Notification**

C-8
p.546

C:\Sept_7_2004
(A.Z.)



CASE NO: Z2004283

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 6

Ferguson Map: 579 A4

Applicant Name:

Jerry Arredondo

Owner Name:

Laredo Warehouse Ltd

Zoning Request: From C-2 Commercial District to C-3 General Commercial District.

Property Location: Lot P-13 C, NCB 17639

9424 Culebra Road

South of Camino Rosa and Culebra Road

Proposal: To develop a mini-storage facility

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. Commercial zoning and uses surround the subject property. To the south is the 100-year Flood Plain. The subject property is within the commercial node of Culebra, Tezel and Grissom Roads. C-3 zoning is encouraged at the intersection of major arterials. The flood plain to the west and south limits the commercial expansion and is the natural boundary to the commercial node.

CASE MANAGER : Richard Ramirez 207-5018

CASE NO: Z2004287 C

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 5

Ferguson Map: 616 A8

Applicant Name:

James A. Donnell, D. D. S.

Owner Name:

James A. Donnell, D. D. S.

Zoning Request: From R-5 C Residential Single-Family District to R-5 C Residential Single-Family District with a Conditional Use for a Professional Office.

Property Location: Lot 26, Block 17, NCB 6260

111 Cumberland Boulevard

Northside of Cumberland Boulevard, east of Nogalitos Street

Proposal: Doctor's Office

Neigh. Assoc. Collings Garden Homeowners Association

Neigh. Plan Nogalitos/South Zarzamora Community Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Consistent. The R-5 C Residential Single-Family District with a Conditional Use for a Professional Office conforms with the Nogalitos/South Zarzamora Community Plan.

Approval. The subject property has an existing single-family home and located on Cumberland Boulevard. The subject property is adjacent to C-2 to the east, R-5 C to the west, R-5 to the north and C-3 R across the street to the south. The subject property is within the commercial node of Cumberland Boulevard and Nogalitos Street. The R-5 C Residential Single-Family District with a Conditional Use for a professional office would be appropriate at this location. The Conditional Use will allow the professional office while preserving the character of the neighborhood.

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council: 1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure. 2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood. 3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

CASE MANAGER : Pedro Vega 207-7980

CASE NO: Z2004288

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 1

Ferguson Map: 616 E7

Applicant Name:

Gallagher Headquarters Ranch
Development, LLC

Owner Name:

Concord Oil Company

Zoning Request: From H IDZ HS Historic Infill Development Zone with uses permitted in C-2 Commercial District and a hotel with related bar, restaurant and health club services with Historic Significance to H IDZ HS Historic Infill Development Zone with uses permitted in MF-25 Multi-Family District, C-2 Commercial District and a hotel with related bar, restaurant and health club services with Historic Significance.

Property Location: Lots 1 through 9 and the southeast 86 feet of Lots 12 through 18, Block 1, NCB 747

323 West Johnson Street and 1118 and 1120 South Alamo Street

North of the intersection between South Alamo and East Johnson Street

Proposal: For the development of various residential and commercial uses

Neigh. Assoc. Arsenal Neighborhood Group and King William Association

Neigh. Plan Downtown Neighborhood Plan

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Consistent. The zoning request conforms to the Downtown Neighborhood Plan. The subject property is situated within Section (K) of the land use plan (map on page 11, text on page 12.) Section (K) permits a maximum density of 40 units per gross acre along low-rise mixed use corridors along South Alamo Street and South St Mary's Street.

Approval. The applicant is requesting to add MF-25 Multi-Family District uses to the existing Infill Development Zone (IDZ) on the subject property. The purpose for an IDZ is to encourage and facilitate development on vacant property or the redevelopment of underutilized buildings or structures, within existing developed areas. In the past, a nursing home and hospital have operated on the subject property however, the structures on the property have remained vacant for the last 10 years. During the late 1960's the subject property was included in the designation of the King William Historic District and in the early 1980's the professional building located at the corner of East Sheridan and South Alamo was deemed Historic Significant. The applicant intends to renovate three of the six existing buildings on the subject site. The area surrounding the subject property is a mixture of multi-family and single-family residences with office and various commercial uses. A single-family residence is located on the northwest of the same new city block (NCB 747) as the subject property. Given the existing mixed-use development pattern in the area, the requested zoning and proposed infill development is appropriate for and suitable to the area. The subject property is associated with zoning case Z2004134, heard at Zoning Commission on June 15, 2004.

CASE MANAGER : Eric Dusza 207-7442



— Notices Mailed
 — In Opposition
 — In Favor

ZONING CASE: Z2004-288

City Council District NO. 1

Requested Zoning Change

From: IDZ H HS With Uses Permitted C-2

To: IDZ H HS With Uses Permitted MF-25, C-2

Date: December 21, 2004

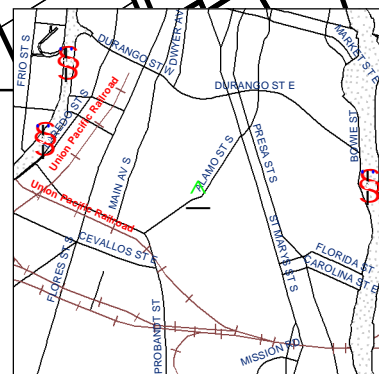
Scale: 1" = 200'

Subject Property

200' Notification



C:\DEC_7_2004



CASE NO: Z2004289 S

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 8

Ferguson Map: 549 A3

Applicant Name:

Southern Towers Inc.

Owner Name:

Oakridge Baptist Church (LOA)

Zoning Request: From R-6 Residential Single-Family District to R-6 S Residential Single-Family District with Specific Use Authorization for a telecommunications tower.

Property Location: 0.05142 acres out of NCB 14002

11003 Vance Jackson Road

Intersection of Vance Jackson and Wurzbach Road

Proposal: To allow for the extension of the existing telecommunications tower.

Neigh. Assoc. Vance Jackson Neighborhood Association & Wellspring Home Owners Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property has an existing 99-foot telecommunications tower, which is located in the parking lot of a church. The existing tower is a nonconforming use that was permitted in 1998 before the church property was developed. The 20-foot increase would allow for the tower to be used by multiple carriers as opposed to building a new tower. This extension would be appropriate in this area due to the lack of residential development within 200 feet of the property and the potential to allow for multiple carriers to use the same tower.

CASE MANAGER : Robin Stover 207-7945

CASE NO: Z2004290 S

Final Staff Recommendation - Zoning Commission

Date: December 21, 2004

Council District: 10

Ferguson Map: 583 F3

Applicant Name:

Southern Towers Inc

Owner Name:

CWS Retail on Austin Highway, Ltd.

Zoning Request: From C-2 Commercial District to C-2 S Commercial District with Specific Use Authorization for a telecommunications tower.

Property Location: 0.057 acres out of NCB 8695

1433 Austin Highway

Near the intersection of Deerwood Drive and Austin Highway

Proposal: To allow for the extension of the existing telecommunications tower.

Neigh. Assoc. Wilshire Village Neighborhood Association, Terrell Heights Neighborhood Association, and Austin Highway Revitalization Project

Neigh. Plan Northeast Inner Loop Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

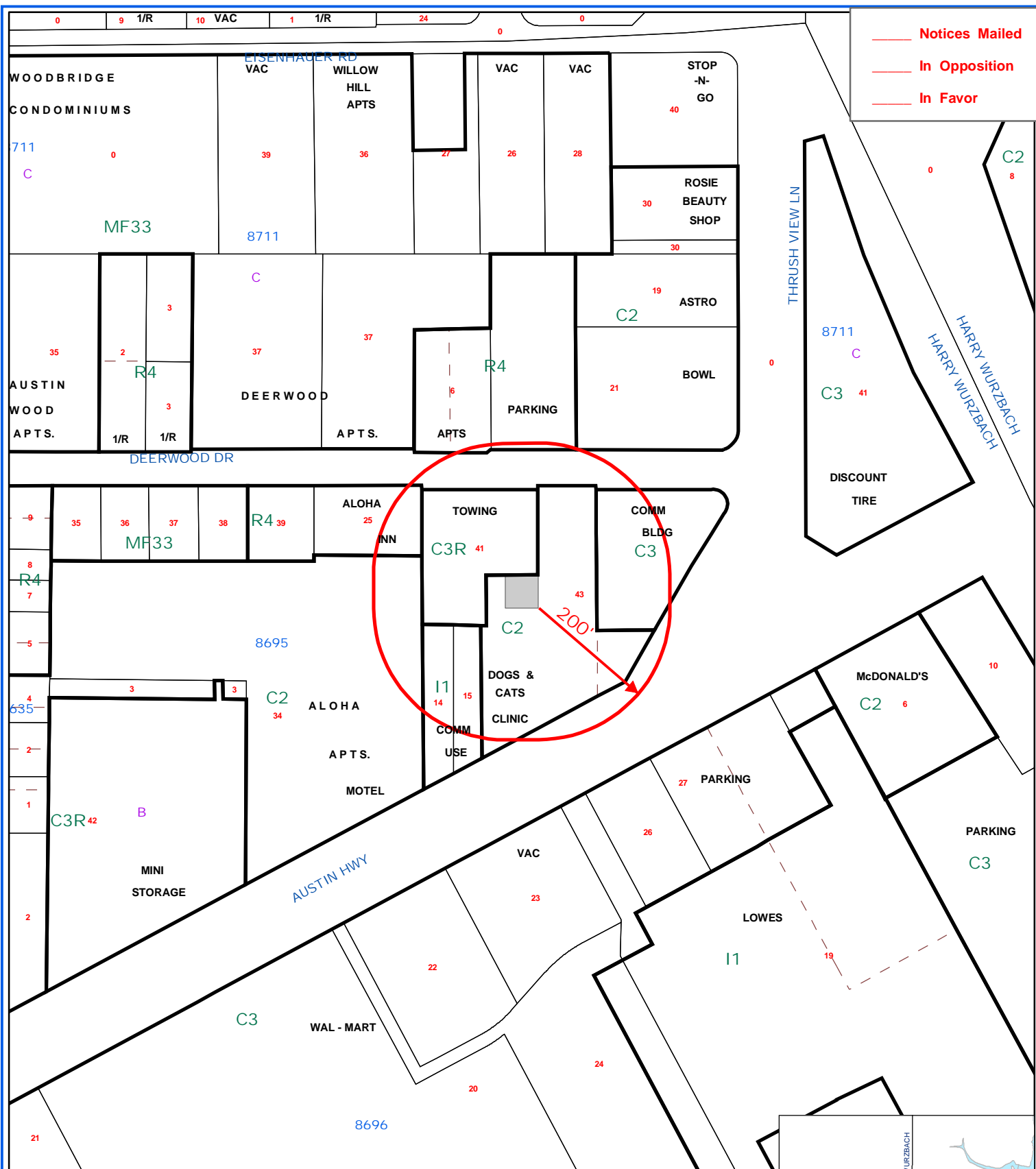
Staff Recommendation:

Consistent. The request for an "S" does not change the allowable uses in the existing zoning district therefore a finding of consistency is recommended.

Approval.

The subject property has an existing 100-foot telecommunications tower, which is located next to commercial properties as well as multi-family dwellings. This tower was located at this site prior to the adoption of the City of San Antonio Telecommunications Ordinance. The 15-foot increase would allow for the tower to be used by multiple carriers as opposed to building a new tower as recommended in the Unified Development Code.

CASE MANAGER : Robin Stover 207-7945



ZONING CASE: Z2004-290

City Council District NO. 10
Requested Zoning Change
From: C-2 To C-2 S
Date: December 21, 2004
Scale: 1" = 200'

Subject Property
200' Notification



CADEC_7_2004

